



**Town Lane, Idle,**

**£145,000**

**\*\* CHARACTERFUL COTTAGE \*\* ONE BEDROOM \*\* MODERN KITCHEN \*\*  
\* GARDEN & PATIO \* CLOSE TO IDLE & THACKLEY \* PARKING \***

This desirable stone built cottage offers fantastic 'ready to move into' accommodation which benefits from gas central heating and double glazing.

Set over two floors and comprises lounge, modern kitchen, bedroom, box room and white house bathroom.

To the outside there is a landscaped garden, parking and garden hut.

Viewing is highly recommended.



## Entrance

With tiled floor.

## Lounge

13'4" x 11'1" (4.06m x 3.38m)

With electric fire in Adam style fireplace surround with tiled inset and hearth, window seat, radiator and exposed beams.

## Kitchen

8'1" x 6'7" (2.46m x 2.01m)

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven, hob, plumbing for auto washer, radiator.

## First Floor Landing

Via spiral staircase.

## Bedroom One

11'7" x 11'6" (3.53m x 3.51m)

With built in wardrobes and drawers, radiator.

## Box Room

7'1" x 3'9" (2.16m x 1.14m)

With radiator.

## Bathroom

Three piece white suite comprising panelled bath with shower over, vanity sink unit, low suite wc, radiator, part tiled walls.

## Exterior

To the outside there is a cottage style garden with patio and parking.

## Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the right onto Town Lane and the property will shortly be seen displayed via our For Sale board on the left hand side.

## TENURE

FREEHOLD

## Council Tax Band

B



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>92</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>64</b>	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(13-38) <b>F</b>		(13-38) <b>F</b>	
(1-12) <b>G</b>		(1-12) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)